



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

December 5, 2013

TO: David W. Louie, Chair  
Esther L. Valadez, Vice Chair  
Harold V. Helsley, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Lynda Hikichi *LH*  
Land Divisions Section

**SUBJECT: Project No. PM071617  
Tentative Parcel Map No. 071617  
RPC Meeting: December 11, 2013  
Agenda Item: 6**

Please find enclosed a supplemental list of comments and correspondence, and copies of additional comments/correspondence for the above referenced item that were received subsequent to hearing package submittal to the Regional Planning Commission.

**SUGGESTED MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PROJECT NO. PM071617.**

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

NP:LKH



**Lynda Hikichi**

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**From:** Dennis Inverno [dennisinverno@yahoo.com]  
**Sent:** Monday, November 25, 2013 6:07 PM  
**To:** Lynda Hikichi  
**Subject:** 2124-2128 Glenada Ave Montrose

This is in reference to the change in zoning to the above address to divide the existing lot into two family lots. I have lived across the street from this address and am against this proposal. I believe it was the owners intention to sub-divide the lot from the beginning. This is a dead end street, there is limited parking at this time.

Concerned resident,  
Dennis Inverno

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**Lynda Hikichi**

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**From:** Robbyn Battles [robbyn@thecvcouncil.com]  
**Sent:** Tuesday, November 26, 2013 9:34 AM  
**To:** Lynda Hikichi  
**Cc:** cheryl@thecvcouncil.com; 'Ines Chessum'  
**Subject:** 2124-2128 Glenada Project & Permits: PM071617-5  
**Attachments:** Glenada\_Complete\_Planner\_recomendation.pdf

Linda,

Attached is the recommendation from the CV Town Council as well as corresponding documents with regard to Project & Permits: PM071617-5. 2124-2128 Glenada Montrose Ca. 91020

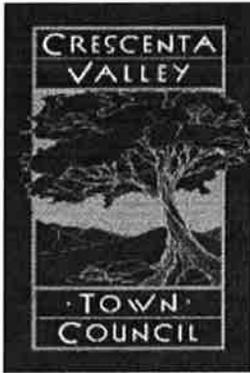
Please include this in the package for the hearing set for December 11<sup>th</sup>.

Should you have any questions please feel free to call Ines Chessum, CVTC Land Use member, she has been cc'd in this email or her cell 818.307.5416.

Please confirm receipt.

Thank you,

Robbyn Battles  
Corresponding Secretary  
CV Town Council



# Crescenta Valley Town Council

November 26, 2013

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Lynda Hikichi  
County of Los Angeles| Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012-3225

Re: 2128 Glenada Avenue, Montrose  
Project & Permits: PM071617-5 Tentative Parcel map No. 071617, RENV 201100092

Dear Ms. Hikichi,

The Crescenta Valley Town Council Land Use Committee made a recommendation to the Crescenta Valley Town Council to deny the applicants request for a subdivision and modification of the average lot width on the above referenced property. Furthermore, after a presentation to the Crescenta Valley Town Council from the applicant and comments from the public and Council, the Crescenta Valley Town Council voted 7- 2 to accept the Land Use recommendation, to deny the applicants request for a subdivision and modification of the average lot width.

Several factors led to our decision;  
The buildings if detached will not meet current set-back code.  
The back-up, turn around radius for parking is insufficient.  
Providing a covenant for the driveway ingress egress is not acceptable.  
Numerous other details have been attached as to why this project does not meet code.

Please also keep in mind the community is concerned about allowing variances for properties that are creating more than the average density for the neighborhood. Allowing this project will be the start of a precedent we do not want for our communities.

President

Cheryl Davis

attached: spread sheet of neighborhood properties, Comments from Land Use and General meeting, zoning spreadsheet

# 2124-2128 GLENADA AVE.

**Project & Permits:** PM071617-(5) / Tentative Parcel map No. 071617, RENV 201100092

**Project Location:** 2124-2128 Glenada Ave., Montrose within the Montrose Zoned District

**Project Description:** To subdivide an existing lot into two single-family lots. The project also entails a modification request to reduce the required average lot width from 50 feet to 44.81

## COMMENTS PRESENTED BY LUC AT THE CVTC MEETING HELD ON NOV. 21, 2013 REGARDING: PM 071617-(5) TENTATIVE PARCEL MAP No.071617, RENV 201100092

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The project description states: "to subdivide an existing lot into two single family lots"

This request as written, is not possible under the current zoning regulations for this area:

- The R-2 lot if divided becomes 2 R-2 lots given the zoning; and the zoning cannot be changed piecemeal to R-1.
- There cannot be an imposition of a covenant to keep the subdivided property as "Single Family" given that it would contradict the R-2 zoning, which takes precedence, therefore, a covenant would not be feasible.

1 . 1

In reviewing the "library package" dated Nov. 5, 2013 these are concerns:

1. Pg. 1/40 – **Surrounding land uses and setting:**

2128 Glenada Ave. R-2 lot is part of a cluster of 27 R-2 lots surrounded by R-3 & C-1 lots, therefore, it is important to review the PM071617 within this context.

There are several early California bungalows on the street, and the rest of the R-2 existing development is consistent with the scale and nature of the California bungalows, "craftsman", which are in general 2 units per lot (duplexes)

2. Pg. 5/40 & 6/40 – **1. AESTHETICS**

**d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

The existing duplex is not consistent with any of the above mentioned characters for this particular street. The bulk and scale already are at least twice what is currently on the street, granting a subdivision of the lot can potentially increase the bulk & scale of the development, if not on the front of the lot, as it is already maxed out, to add on the rear of the property. The development of this property is not compatible with

the character of the street. The average FAR for the R-2 properties is .26, the current FAR for 2124-2128 Glenada is .51 (See attached spreadsheet)

**e) Create a new source of substantial shadows, light or glare which would adversely affect day or nighttime views in the area?**

Being on the South side of an existing duplex, and having an uninterrupted 2 story height for 77 feet (approx.), from front to back, it casts an unusual shadow over the adjacent property, particularly in the winter time, thus reducing the amount of available light. This would be exacerbated should additional construction take place as a lot subdivision would allow for.

3. Pg. 26/40 – **11. LAND USE AND PLANNING**

**c) Be consistent with the County zoning ordinance as applicable to the subject property?**

The proposed subdivided lots would not meet the minimum average lot width of 50 feet In order to make a comparison that is relevant, taking into consideration the lots that are zoned R-2, the average lot width is 54.68 feet. (See attached spreadsheet)

If subdivided, the 2 lots would not have sufficient back up space in front of their individual garages, (26 feet is the minimum required); there would be 15 feet from the front of the garage to the proposed property line. In order to access the individual garages, it would be necessary to depend on the adjacent lot. Should the lots comply with the 50 foot average lot width, this would not be an issue.

2 . 1

4. Pg. 31/40 – **14. POPULATION AND HOUSING**

**a).Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The proposed subdivided lots would allow for a doubling of the density of the existing lot.

5. Pg. 35/40 – **17. TRANSPORTATION / TRAFFIC**

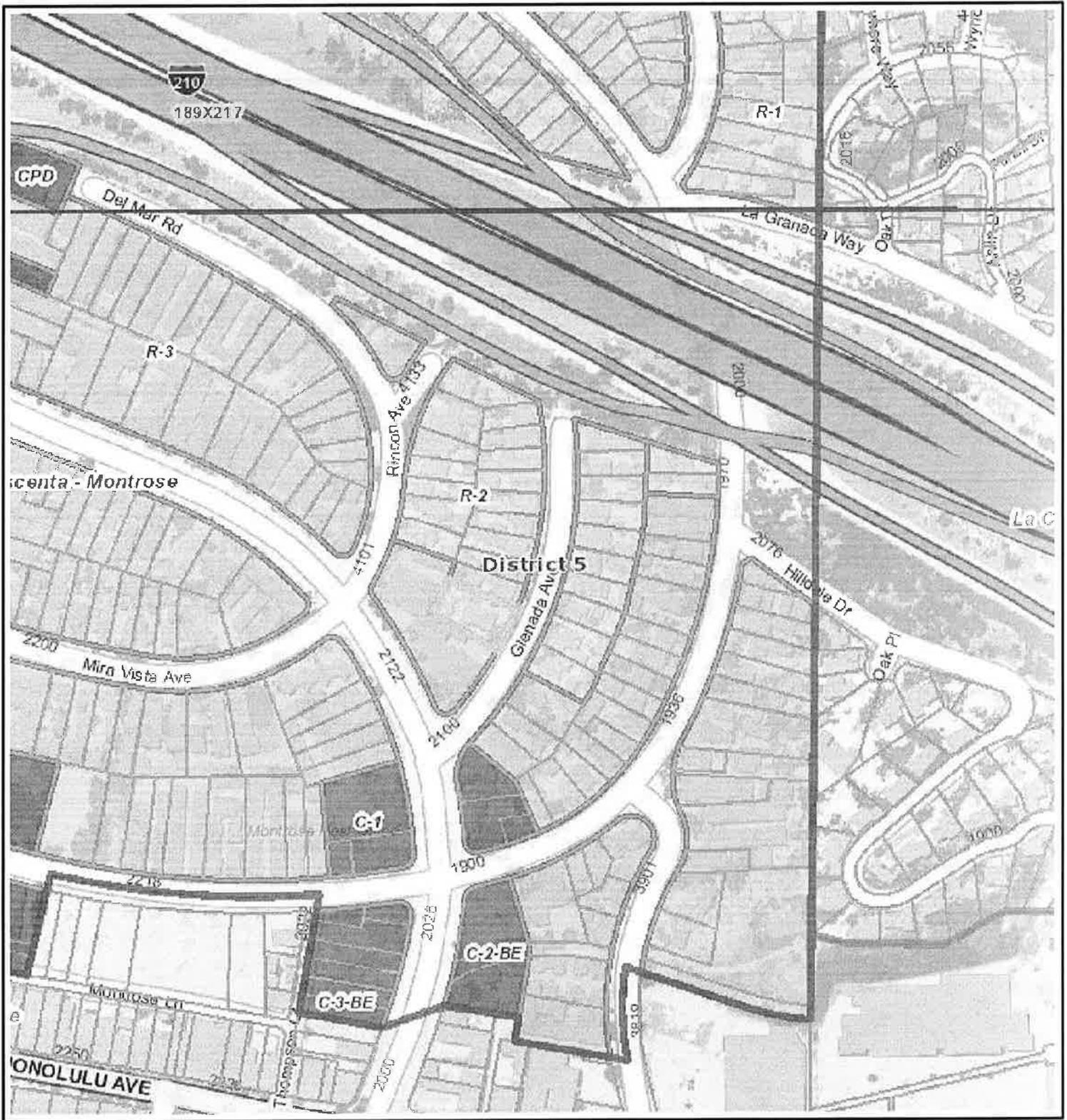
**c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

The street is already overwhelmed by vehicles parked on the street, increasing the density of this lot, would further impact street parking.

6. Pg. 39/40 – **MANDATORY FINDINGS OF SIGNIFICANCE**

**c) Does the project have impacts that are individually limited, but cumulatively considerable? (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

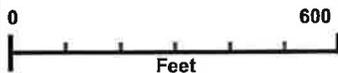
The proposed project would have a cumulatively considerable impact on the immediate R-2 neighborhood, given that it would set precedent for increased bulk, FAR, far greater than what is the current average for this neighborhood, and would set precedent for the further subdivision of lots that do not meet the minimum average width as required, and thus a doubling of density in such substandard lots.



**Created in GIS-NET3 Public**

**2124-2128 GLENADA AVE. MONTROSE CA 91020**

Printed: Nov 19, 2013



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2128 GLENADA AVE.  
MONTROSE, CA 91020

**FAR**  
**FLOOR-built/AREA-land=RATIO**  
**and Average Lot Width**

ZONE	ADDRESS	YEAR	UNITS	AREA sf	LOT AREA	FAR	lot WIDTH req.= Avg.50'		
							FRONT	BACK	AVG. Wth.
R-2	# 2128	2012	1	3,636			100.00	now 79.24	89.62
	EXISTING		1	3,636			PROPOSED subdivided lot		
				7,272	14,340	0.51	50.00	39.62	44.81
NEIGHBORHOOD AVERAGE*						0.26			54.68
*the average considers the 26 properties in this R-2 cluster excluding 2124-2128 GLENADA									
	GLENADA								
R-2	# 2127	1923	2	1,836					
		1930	1	384					
				2,220	10,200	0.22	70.00	78.00	74.00
R-2	# 2129	1925	1	544					
		1954	3	2,355					
				2,899	10,740	0.27	65.00	117.58	91.29
R-2	# 2134	1947	1	1,255	6,850	0.18	50.00	39.61	44.81
R-2	# 2137	1935	1	940	7,900	0.12	51.00	55.93	53.47
R-2	# 2139	1991	1	2,046					
		1935	1	1,046					
				3,092	7,520	0.41	49.00	58.89	53.95
R-2	# 2140	1946	1	1,443					
		1957	1	463					
				1,906	6,850	0.28	50.00	35.61	42.81
R-2	# 2141	1978	2	2,110					
		1978	1	1,072					
				3,182	8,010	0.40	50.00	58.80	54.40
R-2	# 2144	1988	1	2,495	7,520	0.33	50.00	40.26	45.13
R-2	# 2146	1970	1	1,020					
		2012	1	1,799					
				2,819	6,770	0.42	50.00	37.56	43.78
R-2	# 2147	1941	1	542					
		1942	1	2,051					
				2,593	8,060	0.32	50.00	52.91	51.46
R-2	# 2150	1954	1	918	7,500	0.12	50.00	40.35	45.18
R-2	# 2151	1923	1	832	8,000	0.10	50.00	58.77	54.39
R-2	# 2154	1991	1	2,017					
		1991	1	809					
				2,826	6,730	0.42	50.00	40.35	45.18
R-2	# 2155	1937	1	800	8,000	0.10	50.00	58.77	54.39
R-2	# 2159	1923	1	568					
		1929	1	1,316					
				1,884	8,010	0.24	50.00	50.09	50.05
R-2	# 2160	1960	1	1,742	6,560	0.27	50.00	41.32	45.66
	GLENADA								

2128 GLENADA AVE.  
MONTROSE, CA 91020

**FAR**  
**FLOOR-built/AREA-land=RATIO**  
**and Average Lot Width**

ZONE	ADDRESS	YEAR	UNITS	AREA sf	LOT AREA	FAR	lot WIDTH req.= Avg.50'		
R-2	# 2164	1947	1	400					
		1963	2	1,876					
				2,276	6,300	0.36	50.00	41.32	45.66
R-2	# 2165	1976	2	1,750	6,856	0.26	69.24	18.06	43.65
R-2	# 2168	1948	1	1,149	6,480	0.18	51.67	47.79	49.73
	<b>RINCON</b>								
R-2	# 4110	1932	1	1,620	7,860	0.21	50.00	56.80	53.40
R-2	#4112	1999	1	2,740	8,720	0.31	50.00	63.25	56.63
R-2	# 4116	1950	1	730					
		1953	1	790					
				1,520	5,890	0.26	38.19	38.19	38.19
R-2	# 4120	1930	1	1,106	8,850	0.12	46.60	44.50	45.55
R-2	# 4124	1950	2	1,930	7,170	0.27	63.40	37.18	50.29
R-2	# 4130	1970	1	5,482	11,330	0.48	89.89	82.68	86.29
R-2	# 4206	1952	1	1,565	11,750	0.13	70.00	67.00	68.50
							67.00	0.79	33.90
							irregular lot configuration		

## Lynda Hikichi

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**From:** Kim Kadletz [kjkadletz@msn.com]  
**Sent:** Tuesday, November 26, 2013 2:35 PM  
**To:** Lynda Hikichi  
**Subject:** Protest of Subdivision at 2124/2128 Glenada Ave. Montrose 91020

Dear Ms Hikichi:

As homeowners on Glenada Avenue in Montrose, we are formally objecting to the proposed property subdivision at 2124/2128 Glenada Avenue, Montrose, CA 91020. The Project & Permits numbers are: PM071617-(5) / Tentative Parcel map No. 071617, RENV 201100092.

First, the developer already went through the application process approximately five years ago to build six units on that property, when the street is zoned R-2. When his proposal of six units was denied, he proposed four units. The four units was denied by the Crescenta Valley Town Council, but approved by Regional Planning. However, Supervisor Michael D. Antonovich and the Board of Supervisors interceded and the developer was only approved for two units.

Since his initial application for a variance to build more units than the zoning allowed was denied a few years ago, it is apparent that he built two monstrous units on that property (about 3500 square feet each) with the intention of turning them into four units. There are multiple garages at the back of the property which can accommodate more than the existing two units. Also, the back entrances of the two units are designed as front entrances, not conventional back doors. The entire project is an insult to the CV Town Council and the L.A. Department of Regional Planning because the developer has had plans to convert the two units into four units all along. He thinks he can pull the wool over the eyes of the community with his step-by-step plan to circumvent the building and planning codes and requirements.

We are opposed to the property being subdivided with 44-feet of frontage, because then each lot will be zoned R-2 even though they do not meet the required 50-foot front property line, and the two units can legally become four.

This will put an added burden on the already-sensitive parking situation on this street. Glenada is a cul-de-sac, and adding more units adds more density to an already over-crowded street. We live four houses down from the top of the street, and neighbors who live far below us already park in front of our house at night because there is no room on the street closer to Montrose Avenue. There are many back rentals on the street that have no garages or adequate driveway space, and the tenants must park on the street.

The developer will claim he has adequate parking in his garages, and yet he parks his car on the street nightly.

We realize there are a certain number of houses in our immediate area that have less than 50 feet frontage, but those are small homes built mid-century or earlier when driveways were very narrow. A precedent must **not** be set with building excessive-square-foot houses on small lots, as mansionization dominates the neighborhood and is fought against in every surrounding community.

The developer lost his battle on six units, lost his battle on four units, so is trying to pull a fast one by building two enormous units with the intention all along of subdividing and eventually gaining the four units that were denied him. If he is allowed to adopt this negative declaration, he will set a precedent for every developer in the area who wants to squeeze as much square footage on small lots as will be allowed. The developer's proposal should not even be considered when it was already denied.

Kim and Dennis Kadletz  
2151 Glenada Avenue  
Montrose, CA 91020

**Lynda Hikichi**

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**From:** cheryl@thecvcouncil.com  
**Sent:** Monday, December 02, 2013 1:07 PM  
**To:** Lynda Hikichi  
**Cc:** Ines Chessum; Robbyn Battles (CVTC)  
**Subject:** 2124-2128 Glenada - Letter Recd by CV Town Council  
**Attachments:** 2124-2128 Emails to CVTC.pdf

Dear Ms. Hikichi,

Attached is a file containing 4 emails/correspondence received by the CV Town Council prior to our Land Use Meeting on November 14, regarding 2124-2128 Glenada.

I received two other mails, but they wished to remain anonymous and to keep their comments anonymous so I did not forward them to anyone or include them. Thanks!

Cheryl Davis  
Crescenta Valley Town Council  
www.theCVcouncil.com  
(818) 970-0976 cell

----- Original Message -----

**Subject:** RE: FW: Rev 2124-2128 glenada  
**From:** "Ines Chessum" <ineschessum@sbcglobal.net>  
**Date:** Mon, December 02, 2013 12:18 pm  
**To:** <cheryl@thecvcouncil.com>, "robbyn battles"  
<robbyn@thecvcouncil.com>

Cheryl: I just spoke with Linda Hikichi, she said that she has received letters & e-mails from the neighbors, but she did not have copies of the ones that were sent to the CVTC.  
Apparently, Chris Kilpatrick & Kim Kadletz e-mailed her directly, but she did not get copies for the e-mails from Valerie A. Garrett or fmauch mauch...would you mind forwarding them to her.  
She is preparing the additional package to go to the committee on Wednesday, so if she gets anything today or tomorrow she will include it in the package.  
Thanks  
Inés

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**From:** [cheryl@thecvcouncil.com](mailto:cheryl@thecvcouncil.com) [mailto:cheryl@thecvcouncil.com]  
**Sent:** Tuesday, November 26, 2013 3:58 PM  
**To:** Ines Chessum; 'robbyn battles'  
**Subject:** RE: FW: Rev 2124-2128 glenada

You too Ines and thank you again for all your help!

One of the neighbors contacted me today to say they were sending a letter and I told them to get in before noon today if possible in order to meet the 2 week deadline. (Their email was actually already part of our package.)

Cheryl Davis  
Crescenta Valley Town Council  
[www.theCVcouncil.com](http://www.theCVcouncil.com)  
(818) 970-0976 cell

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**Subject:** 2124-2128 Glenada Ave

**From:** fmauch mauch <fmauch@msn.com>

**Date:** Wed, Nov 20, 2013 3:01 pm

**To:** "cheryl@thecvcouncil.com" <cheryl@thecvcouncil.com>

I am opposed to subdivide this property. I live up the street from this property. First the craftsman issue, then they propose something before it was built. A year or more of loud construction.. Trucks coming and going. NOW this?When does it stop for this owner? Did he not build his property for what was allowed? Now he wants to change it? I say no!  
Fmauch

MAUCHIE 😊

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**Subject: Proposed subdivision on Glenada Avenue**

**From: Kim Kadletz <kjkadletz@msn.com>**

**Date: Wed, Nov 20, 2013 10:13 pm**

**To: "cheryl@thecvcouncil.com" <cheryl@thecvcouncil.com>**

Dear Cheryl:

Many thanks for your involvement in the proposed lot subdivision on Glenada Avenue. The developer has certainly given this street some headaches.

As homeowners on Glenada Avenue, here are our objections to the property subdivision:

First, the developer already went through the application process to build six units on that property. Granted, it is a double lot, but is still designated R-2. When his proposal of six units was denied, he proposed four units. This was also denied, so he ended up building the standard two units.

It is apparent that this man is devious and thinks the community is uninformed. We remember that at the meeting at the Briggs Sheriff's Station several years ago when he tore down the 1913 Craftsman, he was asked if he had plans to convert what were going to be apartments on that property into condominiums in the future. His answer was, "If I wanted to make them condominiums, it would be easier to build them as condos now." We immediately noted that the man had equivocated - he did not answer the question. This tells us that he is accustomed to manipulative dealings.

Since his initial application for a variance to build more units than the zoning allowed was denied a few years ago, it is apparent that he built two monstrous units on that property (about 3500 square feet each) with the intention of turning them into four units. There are multiple garages at the back of the property which can accommodate more than the existing two units. Also, the back entrances of the two units are designed as front entrances, not conventional back doors. The entire project is an insult to the CV Town Council and the L.A. Department of Regional Planning because the developer has had plans to convert the two units into four units all along. He thinks he can pull the wool over the eyes of the community with his step-by-step plan to circumvent the building and planning codes and requirements.

We are opposed to the property being subdivided with 44-feet of frontage, because then each lot will be zoned R2 even though they do not meet the required 50-foot front property line, and the two units can legally become four.

This will put an added burden on the already-sensitive parking situation on this street. Glenada is a cul-de-sac, and adding more units adds more density to an already over-crowded street. We live four houses down from the top of the street, and neighbors who live far below us already park in front of our house at night because there is no room on the street closer to Montrose Avenue. There are many back rentals on the street that have no garages or adequate driveway space, and the tenants must park on the street.

The developer will claim he has adequate parking in his garages, and yet he parks his car on the street nightly.

We realize there are a certain number of houses in our immediate area that have less than 50 feet frontage, but those are small homes built mid-century or earlier when driveways were very narrow. A precedent must not be set with building excessive square-foot houses on small lots, as mansionization dominates the neighborhood and is fought against in every surrounding community.

The developer lost his battle on six units, lost his battle on four units, so is trying to pull a fast one by building two enormous units with the intention all along of subdividing and eventually gaining the four units that was denied him. If he is allowed to adopt this negative declaration, he will set a precedent for every developer in the area who wants to squeeze as much square footage on small lots as will be allowed.

Kim and Dennis Kadletz  
2151 Glenada Avenue  
Montrose, CA 91020

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**Subject:****From:** "Valerie A. Garrett" <vapgarrett@gmail.com>**Date:** Wed, Nov 20, 2013 3:21 pm**To:** Cheryl@thecvcouncil.com

To Cheryl Davis,

In regards to 2124 and 2128 Glenada Ave., Montrose, Ca. 91020-1503 (PMO71617-(5), I am now, and was against when the owner wanted to rezone this property aprox. 4 years ago from being a "R-2 to a R-4". Apparently when the owner did not get the change to R-4, he then chose to build two large two story houses with the intent to ask for a subdivide, and have each house be a R-2. Allowing the owner to subdivide and keep R-2 on both houses, means each house can then be made into a duplex. So, the owner is getting what he was turned down for years ago i.e. 4 homes. I did not want to change to R-4, nor do I want a subdivide with a R-2 status for each house.

The reason I don't want this—our street is a small cul da sac, there is very little street parking right now. The added cars will bring more traffic, and noise, and reduce parking for everyone on this street.

Please do not allow an R-2 status for each house. If the owner wants a subdivide with a change to R-1 for each house, that is OK.

Looking at the history as I have noted. I can not help but ask what the owner has in mind or what problems he wants to avoid by reducing the width of the property with a subdivide. With that in mind, I vote NO for a change in property width.

Q— Why are the eves of the roof so close to the fences? It looks like a fire hazard.

Sincerely,

Valerie A. Garrett

2159 Glenada Ave.  
Montrose, Ca.  
91020-1503

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Chris Kilpatrick  
PO Box 8231  
La Crescenta, CA 91224  
November 20, 2013

Cheryl Davis  
[Cheryl@thecvcouncil.com](mailto:Cheryl@thecvcouncil.com)

Councilmember Davis,

This letter concerns the proposed subdivision at 2124 / 2128 Glenada Avenue; Montrose, CA. I am a longtime resident of the Crescenta Valley and currently live on Glenada Avenue.

As one of the most sought after communities in Southern California, The Crescenta Valley is a treasure that we must protect against irresponsible development. This proposed subdivision qualifies as wholly irresponsible and is totally detrimental to the community.

I am urging you to direct the Department of Regional Planning to adopt a negative declaration for the following reasons.

Regional Planning Has Failed to Provide a Proper "Notice of Public Hearing"

The merits of the subdivision notwithstanding, the posted notice by The Department of Regional Planning is misleading. In the attached "Notice of Public Hearing (Attachment 1)," the project description reads: **"To subdivide an existing lot into two single-family lots."**

The lot is currently zoned for R-2 (2 units) and if it were to be subdivided, each one of these lots would still retain R-2 (2 unit) zoning rather than the "single family" zoning as described. Therefore the current owner or future owners could utilize this zoning to later create a total of 4 units, which is *double* what is currently permitted.

This startling omission has misled the public about the true issue at hand. Therefore, residents who would be ordinarily opposed to the project may never know of it. Certainly, if a resident isn't made aware of a project, they are not able to exercise their right to oppose it or express an opinion.

Matters such as these are objects of public interest and record. To obscure the facts, mislead the public, and deny the public the right to voice their opinion at public hearings is shameful.

The Subdivision Creates Additional Zoning Violations

Aside from creating lots of substandard width, this subdivision also creates additional zoning violations.

Title 22 of the Los Angeles County Code, specifies parking requirements for residences (see attachment 2). Each residence is required to provide covered parking spaces of at least 18 feet in depth. Beyond this 18' in depth, there is 26' of "back up space" required in order to maneuver

out of the space and down the driveway. The required side yard setback is also 5'. The lot width at the garage is approximately 45' or less.

In the attached drawing (attachment 3), you will see that given the proposed lot width of approximately 45' at the garage, there is not sufficient space to provide the required 26' of backup space on the property. This is due to the fact that at least 49' is required in order to allow for the 5' setback, the 18' covered space, and the 26' feet of back up space.

Currently the property utilizes common shared space between the units to establish back up space. If the subdivision occurs, this will no longer be possible since the properties will no longer have the proper space.

The applicant may argue that this common space may still be utilized once the lot is subdivided, but this is not acceptable. Each parcel must comply with the zoning code by itself unless some sort of provision is made (i.e. an easement, covenant, or restriction for access). None such has been proposed. Therefore, once the subdivision occurs, there would be nothing to require this shared space to remain.

Besides the obvious implication that a *violation in zoning code will occur instantly upon this subdivision*, the practical implication will be that current and future residents won't be able to maneuver their cars into the garages and therefore won't utilize the onsite parking. This will result in an increased burden on an already crowded street.

#### The Proposed Subdivision is Contrary to the Community Plan

When the current zoning designations were established on Glenada Avenue, they were clearly established based on a number of factors, including density. The proposed subdivision effectively creates the ability to add two new units to the street since it makes a single lot zoned R2 into two lots zoned as such.

This increased density was never taken into account. Had it been, the community plan may not have allowed for this extra multi-family zoned lot

#### The Proposed Subdivision Sets a Negative Precedent

The applicant has done everything possible to circumvent the processes set in place to protect the community.

Rather than apply for the subdivision prior to constructing the units, the owner constructed them first. Had the owner applied for the subdivision first, it would have limited what could be built since the recently built structures will be fraught with zoning code violations if the subdivision is allowed.

The project has also been inaccurately described in the notice to the public, limiting their ability to attend the hearing.

Also, as described, the project is extremely detrimental to the community.

If this sub division is allowed to take place, future developers will see opportunities of great value. However, rather than opportunities to make a profit while bettering the community, they will see things in a much different light.

Future developers will learn that we condone making an “end run” around the zoning rules, creating numerous zoning violations, participating with a process that is being misrepresented to the public, and demonstrating total disregard for the neighborhood.

This proposed subdivision must not be approved. Residents have not been given proper notice, thus denying them certain rights. It creates numerous zoning violations on the property and is contrary to community standards. Further, it sets an example that our community belongs to reckless developers and is being offered for the taking.

I recognize that responsible development is good for a community. However, this is not responsible. Aside from the owner’s bank balance, there is not a single part of this subdivision that serves any community interest whatsoever.

As a resident of this community and a representative on the Town Council, I strongly urge you to courageously vote against this subdivision. Your vote will serve to strengthen the integrity of our community.

Sincerely,

Chris Kilpatrick

Cc: Lynda Hikichi, by email to [lhikichi@planning.lacounty.gov](mailto:lhikichi@planning.lacounty.gov)

Attachment 1: Hearing Notice

**NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**Hearing Date and Time:** December 11, 2013 at 9:00 a.m.

**Hearing Location:** 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

**Project & Permit(s):** PIA021617-1617, Tentative Parcel Map No. 071617, RENV 201100002

**Project Location:** 2124-2128 W. Genesee Ave., Montrose within the Montrose Zoned District

**Project Description:** To subdivide an existing lot into two single-family lots. The project also entails a modification request to reduce the required setback from 60 feet to 44.21 feet.

For more information regarding this application, contact Lynne Hacks, Los Angeles County Department of Regional Planning (DRP), 320 West Temple St., Los Angeles, CA 90012, Telephone: (213) 974-6423, Fax: (213) 974-0434, E-mail: [lhacks@planning.lacounty.gov](mailto:lhacks@planning.lacounty.gov). Case materials are available online at <http://planning.lacounty.gov/cases> or at La Cienega Library, 4700 Peoria Blvd., La Cienega, CA 91214. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-0468 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. Si necesita más información por favor llame al (213) 974-0468.

**Attachment 2: Title 22, Los Angeles County Code (Parking and Back Up Space)**

What are the residential parking requirements?

Dwelling Type	Number and Type of Parking Spaces*
Single-family (including detached and attached condominiums)	2 covered (may be tandem)
Duplex	4 total: 3 covered and 1 uncovered
Apartment: studio	1 covered
Apartment: 1-bedroom	1.5 covered
Apartment: 2-bedroom +	1.5 covered and .5 covered
Apartments with 10+ units (including condominium projects with 10+ units)	1 uncovered guest parking space per 4 units

\* covered spaces may be provided by a garage or carport

When adding up the total parking spaces for apartment buildings, round up for fractional units.

In all cases, the minimum vehicular back-up space is 26 feet. For garages and carports, the back-up space is measured from the outer walls or posts.

In all cases, the minimum parking space dimensions are 8.5 feet in width by 18 feet in length.

Attachment 3: Proper Back Up Space Not Provided

